**128 Bay Harbor Dr., Aransas Pass, TX**

**Property Renovations & Updates**

* Replaced corian with Level 3 granite Namib Silver in kitchen and master bath.
* Replaced electric range with Kitchen-aid propane gas cooktop with downdraft vent (added external propane tank and piping).
* Replaced oven with LG Bluetooth dual oven: lower over and upper microwave / convection oven combo.
* Replaced dishwasher with LG Quadwash quiet operation.
* Replaced kitchen sink with Zune single bowl deep stainless, replaced disposal.
* Replaced all windows with PGT impact storm rated windows. Changed shape and design of main living area windows for larger and more contemporary view.
* Replaced front and rear balcony doors with PGT impact storm rated window doors
* Replaced all lighting with LED lighting fixtures.
* Replaced all ceiling fans and lamps.
* Replaced front balcony decking and stairs to dock with AZEK synthetic decking and rebuilt deck joists (strengthen structure).
* Front balcony trim and columns changed to solid Cantera stone; balcony railing design changed to cable style railing with lower height for improved view.
* Installed ceiling below decking in front parking area and finished details with hardy trim.
* Replaced all floors with luxury vinyl tile Tarkett ProGen Alder.
* Replaced both garage doors and operators and reinforced structure.
* Coated both garage floors with epoxy paint.
* Reconfigured attic and soffit design: completely enclosed attic (upper patio ceiling and soffit areas enclosed with plywood), foam insulate attic.
* Replaced upstairs AC system and ducts with 4-ton 18 SEER latest generation variable speed high efficiency system (2019), warranty transferrable.

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**Property Renovations & Updates Continued…**

* Remodel all baths, two with travertine, two with tile, frameless glass doors in master, guest, and down.
* Upgraded tub in master bath, granite counters in master.
* Remodeled fireplace with granite hearth, rebuilt fireplace structure.
* Added under cabinet LED lights in kitchen, also over cabinet remote controlled LED lights.
* Built custom lower cabinet in laundry and installed quartz countertop.
* Added professional quality sound system w/ long-range Bluetooth audio: audio rack in master closet; separate 600 W amp, pre amp, CD changer, aux input; in-ceiling speakers and Niles wall volume controls; external speakers and controls front upper and lower balcony.
* Added external long-range wifi access point on front deck for coverage in island and the bay area in front of island, has port to add camera if desired.
* Added additional wifi access point ceiling mounted in main living area to provide extra coverage if needed.
* Installed pump system for boat house and dock area to keep these areas free of seagrass as needed.
* Replaced south water heater (2019), replaced downstairs AC compressor (2015) and converted to newer refrigerant.
* Cable wiring (in addition to cable internet) is in place for TV antenna on rear deck and for satellite antenna on south lawn.
* Living area added internet cabling leading from master closet and added JBL surround sound speakers for a home theater system.